149.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,230,500 / 1,230,500
					USE VALUE:	1,230,500 / 1,230,500
					ASSESSED:	1,230,500 / 1,230,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PIAZZA MICHAEL/RENEE
Owner 2:	PIAZZA ANTHONY/MARY
Owner 3:	
Street 1:	47 ROBBINS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DOLAN DAVID D/SARA Q -
Owner 2:	NYBERG JONATHAN M -
Street 1:	47 ROBBINS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,734 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 3302 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6734.000	795,100		435,400	1,230,500
Total Card	0.155	795,100		435,400	1,230,500
Total Parcel	0.155	795,100		435,400	1,230,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.65 | /Parcel: 372.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 97870
GIS Ref:
GIS Ref:
Insp Date: 02/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	795,100	0	6,734.	435,400	1,230,500	1,230,500	Year End Roll	12/18/2019
2019	104	FV	555,900	0	6,734.	435,400	991,300	991,300	Year End Roll	1/3/2019
2018	104	FV	560,700	0	6,734.	385,700	946,400	946,400	Year End Roll	12/20/2017
2017	104	FV	527,500	0	6,734.	323,500	851,000	851,000	Year End Roll	1/3/2017
2016	104	FV	527,500	0	6,734.	323,500	851,000	851,000	Year End	1/4/2016
2015	104	FV	465,200	0	6,734.	279,900	745,100	745,100	Year End Roll	12/11/2014
2014	104	FV	465,200	0	6,734.	270,600	735,800	735,800	Year End Roll	12/16/2013
2013	104	FV	483,000	0	6,734.	257,500	740,500	740,500		12/13/2012

!11621!

PRINT

Date	Time
12/11/20	01:45:58

LAST REV

Date	Time
10/31/19	09:19:14
danam	
11621	

USER DEFINED

Prior Id # 1:	97870
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOLAN DAVID D/S	51895-411		11/14/2008	Change>Sale	716,000	No	No		
BUONICONTI PATR	50323-333		11/10/2007	Portion-Asst	870,000	No	No		
BUONICONTI PATR	38331-221		3/14/2003	Family	99	No	No		
BUONICONTI ROBE	29910-210		3/12/1999	Family	1	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2018	1584	Heat App	8,569	C				
5/10/2018	589	Add Att	80,000	C				finish attic space
4/18/2018	444	Heat App	12,500	C				
2/20/2018	180	Heat App	11,000	C				
2/12/2018	161	Dormers	105,900	O				
2/23/2016	182	Manual	4,800		2/23/2016			Add 4 x 6 deck, st
10/22/2015	1618	Manual	19,000					
11/9/2007	1042	Demo gar	7,500			G9	GR FY09	
3/15/2007	148	Porch	3,000			G8	GR FY08	rebuild rear porch
11/16/2006	1003	Siding	22,000					

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	Meas/Inspect	HS	Hanne S
12/19/2008	Measured	372	PATRIOT
12/4/2008	MLS	MM	Mary M
3/15/2007	External Ins	BR	B Rossignol
12/16/1999	Mailer Sent		
11/18/1999	Entry Denied	268	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6734		Sq. Ft.	Site		0	70.	0.92	8									435,414						435,400	

Total AC/HA: 0.15459 | Total SF/SM: 6734 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 435,414 | Spl Credit | Total: 435,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	2 - Gravty H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96798909
Const Adj.:	0.97990203
Adj $ / SQ:	161.251
Other Features:	164658
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	833397
Depreciation:	38336
Depreciated Total:	795061

COMMENTS

SUBDIVISION 2007 - 6015SFT TO #2 FARMER RD.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	2	
Totals			
2	13	5	

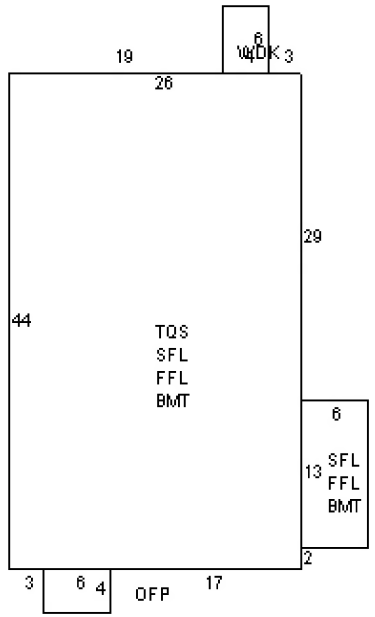
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	177.38
Special Features:	0	Val/Su Net:	173.91
Final Total:	795100	Val/Su SzAd	240.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,222	48.380	59,115
FFL	First Floor	1,222	161.250	197,049
SFL	Second Floor	1,222	161.250	197,049
TQS	3/4 Story	858	161.250	138,353
OFP	Open Porch	24	43.120	1,035
WDK	Deck	24	15.680	376

Net Sketched Area:	4,572			Total:	592,977
Size Ad	3302	Gross Are	4858	FinArea	3302

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	